



# BEAUREGARD

ROUGE RUE, ST. PETER PORT, GUERNSEY, GY1 1ZE  
OPEN MARKET  
£1,600,000

Large family home | Convenient Town location

Four double bedrooms with two en-suites | Two reception rooms

Modern kitchen/dining room extension | Super sea views from garden and master bedroom

Garage and parking for two cars | Purpose built separate home office



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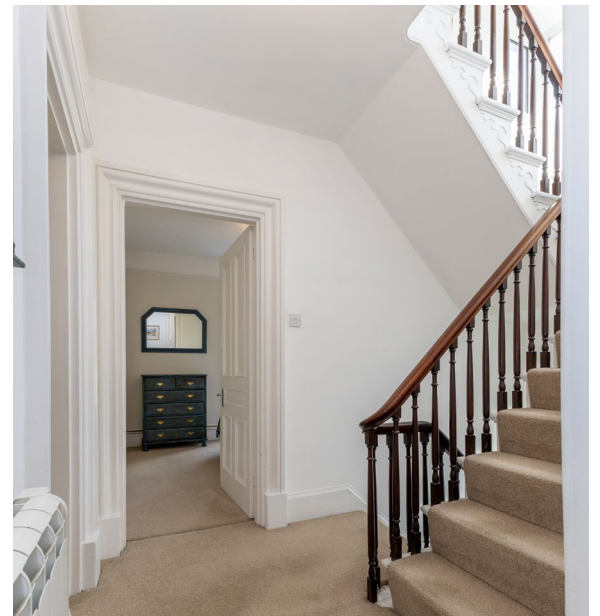


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Estate House, Ann's Place, St Peter Port, Guernsey, Channel Islands, GY1 2NU

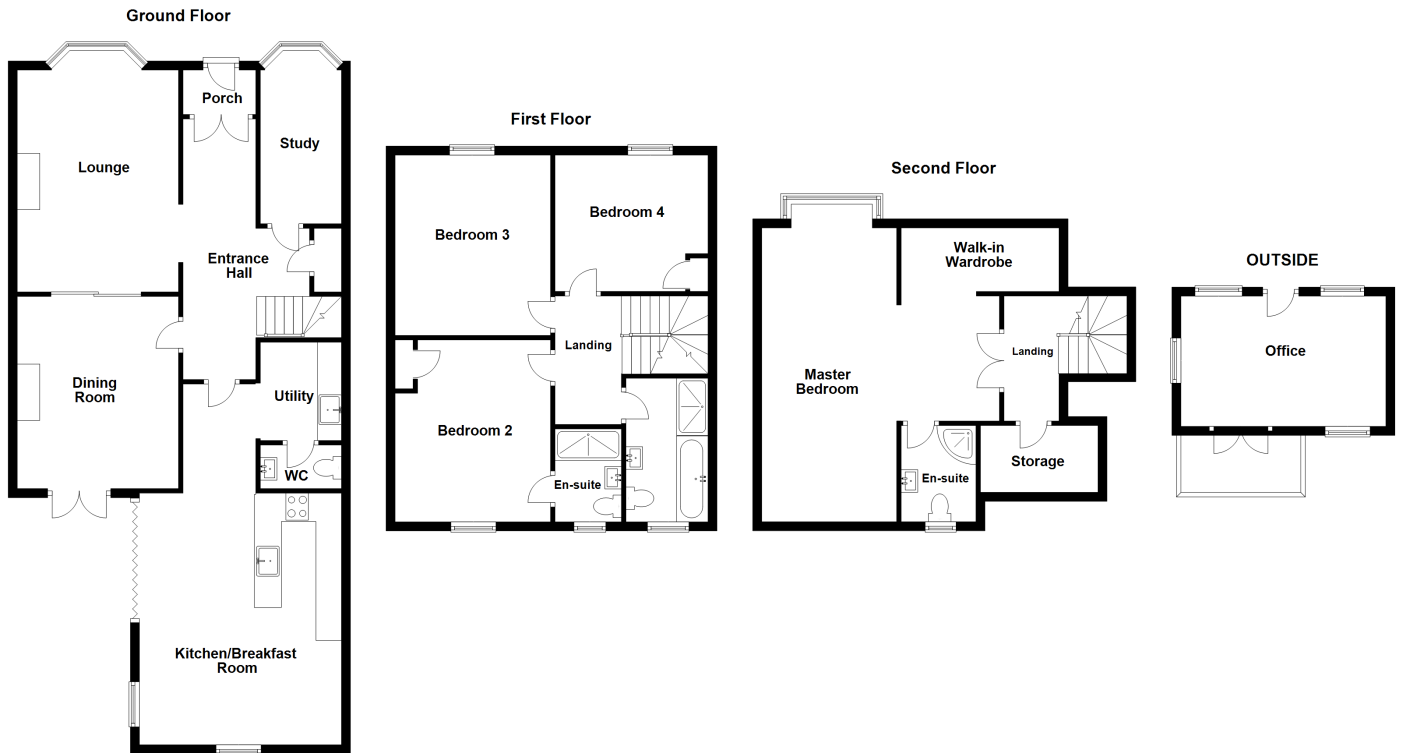












## About Beauregard

A great location, convenient for local amenities and within easy walking distance of the town centre. 'Beauregard' is very well proportioned home with period charm, with the benefit of a modern kitchen extension and a purpose built garden office. The property offers four double bedrooms with three bath/shower rooms, two reception rooms, study, and utility room. There are stunning sea views from both front and rear gardens and also from the master bedroom suite. Externally is a split level south facing garden, garage and further parking for two cars.

### ACCOMMODATION COMPRISING

#### Kitchen / Day Room

18'3" x 14'1" (5.56m x 4.3m)

The kitchen is fitted with a range of high gloss white wall and base units with a granite effect worksurface over.

#### Dining Room

11'10" x 14'5" (3.6m x 4.4m)

#### Lounge

17'1" x 14'5" (5.2m x 4.4m)

#### Hallway

18'4" x 3'7" (5.6m x 1.1m)

#### Study

9'10" x 6'3" (3m x 1.9m)

#### Utility Room

10'6" x 11'6" (3.2m x 3.5m)

#### WC

3'7" x 5'7" (1.1m x 1.7m)

#### Inner Hall

3'7" x 5'7" (1.1m x 1.7m)

### FIRST FLOOR

#### Landing

10'10" x 4'11" (3.3m x 1.5m)

#### Bedroom 2

13'5" x 11'10" (4.1m x 3.6m)

#### En-suite Shower Room

3'3" x 7'7" (1m x 2.3m)

Fitted with a three piece suite.

#### Bedroom 3

5.1. x 14'5" (5.1. x 4.4m)

#### Bedroom 4

9'6" x 10'6" (2.9m x 3.2m)

#### Family Bathroom

12'2" x 7'3" (3.7m x 2.2m)

Fitted with a four piece suite consisting of a bath, large walk in shower, wash hand basin and WC.

### SECOND FLOOR

#### Landing

5'11" x 3'7" (1.8m x 1.1m)

#### Master Bedroom

9'10" x 23'4" (3m x 7.1m)

Stunning sea views over the east coast and neighbouring Islands.

#### Dressing Room

5'7" x 11'2" (1.7m x 3.4m)

#### Ensuite Shower Room

5'3" x 8'10" (1.6m x 2.7m)

Fitted with a three piece suite.

### OUTSIDE

#### Front

An attractive landscaped garden with steps up leads to the front door. There is a single garage and roof terrace with stunning views towards the east coast and neighbouring islands.

#### Rear

The south facing garden is split level. From the kitchen there is access to a highly private and sunny patio with steps leading to a further patio and lawn area. From the garden there are excellent coastal views. To the far end is a purpose build office with store room beneath, this unit could potentially be developed further to provide additional accommodation subject to planning requirements. Additional parking is provided for two vehicles at the end of the garden.

**Viewing:** BY APPOINTMENT

**Possession:** BY ARRANGEMENT

**Services:** Mains water, electricity and drainage. Electric heating.

**Price includes:** Carpets, curtains, light fittings and appliances as listed.



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